

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Limitations
 0 = Serious Limitations

EVALUATION FORM

Redding Main - Shasta County Library 2005

Overall Rating

3

Ratings Summary

<i>BOND ACT CRITERIA</i>	<i>RATING</i>	
Urban and Rural		See Map
Population Growth		170%
Age and Condition	3	
Needs of residents/response of proposed project to needs	3	
Plan of service integrates appropriate technology	3	
Appropriateness of site	4	
Financial capacity (new libraries only)		yes

Non-Evaluative Comments

None.

Project Summary

<i>Applicant:</i>	Shasta, County of
<i>Library Jurisdiction:</i>	Shasta County Library
<i>Project Type/Priority</i>	New Library/1
<i>Project Square Footage:</i>	55,000
<i>State Grant Request:</i>	\$12,177,532

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Age and Condition of Existing Library

RATING

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Regulatory Basis: 20440, Appendices 1 & 3

Age Rating

2

4 = No Existing Facility
4 = 1949 or older
3 = 1950-1959
2 = 1960-1964
1 = 1965-1974
0 = 1975-2003

Structural Renovation Rating

1

4 = No Renovation
4 = 1954 & earlier
3 = 1955-1962
2 = 1963-1972
1 = 1973-1978
0 = 1979-2003

4 = Extremely Poor Condition
3 = Poor condition
2 = Acceptable condition
1 = Good condition
0 = Very good condition

Condition of Existing Library

1. Structural
2. Lighting
3. Energy
4. Health & Safety
5. ADA
6. Acoustical
7. Flexibility
8. Spatial Relationships
9. Site Considerations

R1	R2	R3
2	2	3
2	2	2
3	3	3
3	3	3
4	4	4
3	3	3
4	3	3
4	4	3
4	3	3

Rating panel comments

Library construction date: 1962

Library renovation date: 1975

R1:

While the facility has a new roof and is structurally sound, it has less than half square footage needed to provide library services to current service area. Other problems with the facility include ADA accessibility issues for the three-floors, steep grade of the site, inadequate parking, poor functional relationships for staff and public, and inadequate site size to accommodate both building and parking expansion.

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R2:

Constructed in 1962 and expanded to three levels in 1975, this structurally sound building received upgrades of its roof, HVAC system and other key areas over the past four years but remains functionally inadequate. It has numerous deficiencies and is less than half the size needed to serve its growing population.

The facility has several ADA related deficiencies including a uneven parking lot surface at the top of a steep grade -- a clear safety hazard. The majority of room spaces are both undersized and functionally incompatible to each other. Asbestos is present in ceilings, the single pane windows are prone to glare and energy inefficient, and book stacks fail to meet seismic safety standards. Acoustical control in the large single room that serves as the public area is unmanageable and the facility cannot readily accommodate cabling and power needs for computers and similar equipment.

R3:

This 1962 building was expanded in 1975, which created a tri-level facility. With the introduction of ADA and a sizeable population growth, the facility has become inadequate as a patron accessible facility. While the main physical component of the structure is basically sound, it was not designed to accept computer and power cabling needs. Single pane windows create summer and winter temperature issues as well as natural light glare issues. The stacks do not meet seismic standards. The large main section of the library is one open room so and there can be no sound mitigation concurrent activities in this area.

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Needs and Response to Needs

Regulatory Basis: 20440

RATING

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Community Library Needs Assessment

1. Methodology & community involvement.
2. Community analysis/community agencies & organizations, service area demographics
3. Analysis of service needs/consistency with demographics
4. Service limitations for existing facility (if applicable)
5. Space needs assessment
6. Executive summary includes description of K-12 student population and their needs

R1	R2	R3
3	4	3
3	3	3
3	4	3
4	4	4
4	4	3
2	2	3

Library Plan of Service

7. How well project responds to needs of residents
8. How well project responds to needs of K-12 students
9. How well mission, roles, goals, objectives, service indicators are documented
10. How well types of services are documented
11. How well types of K-12 services are documented
12. How project fits into jurisdiction-wide Plan of Service

R1	R2	R3
3	3	3
3	3	3
3	3	3
3	4	3
3	4	3
3	3	2

Library Building Program

13. How well Building Program implements Plan of Service.
14. How well Building Program documents general requirements for Library Building.
15. How well spatial relationships are described.
16. How well individual spaces are sized and described.

R1	R2	R3
3	4	3
3	3	3
3	3	3
2	2	2

Conceptual Plans

17. How well net-assignable SF on plan matches Building Program
18. How well non-assignable SF on plan matches Building Program
19. How well spatial relationships on plan match Building Program

R1	R2	R3
4	4	4
4	4	4
4	4	3

Joint Use Cooperative Agreement

20. How well roles & responsibilities are defined.
21. How clearly joint library services are described.
22. Appropriateness, adequacy, reasonableness of hours of service.
23. Appropriateness, adequacy, reasonableness of staffing/volunteers.
24. How well ownership issues are resolved
25. Appropriateness, adequacy, reasonableness of sources & uses of funding
26. Appropriateness, adequacy, reasonableness of review & modification process
27. How well agreement demonstrates a workable, mutually beneficial long-term partnership.

R1	R2	R3
4	4	4
4	4	4
4	4	4
3	3	3
3	4	3
3	3	4
3	3	3
3	4	3

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Rating Panel Comments

R1:

Needs Assessment:

A wide variety of methods were used to gather input from the residents of the service area and user groups, including a teen advisory group. The community analysis is very well done. An excellent space needs assessment with a comprehensive breakdown of collections and shelving requirements.

Plan of Service:

The planned services respond well to the findings of the needs assessment. The document should be a useful guide to the staff as they implement the services.

Joint Use Agreement:

The agreement is very clearly written and appears to represent a mutually beneficial partnership.

Building Program:

The general requirements appear to be very well done, but could have provided more detailed information in some cases. The spatial relationships diagram and narrative is very good in showing the critical relationships, but more a detailed description of secondary relationships in the narrative would be helpful. The individual space descriptions are sparse and need more detail. There appears to be adequate functional description of what goes on in each space as well as the spatial relationships; however, occupancy requirements, lists of the furniture and equipment for each space, and other requirements such as those for lighting, power and data, HVAC, etc., specific to the space are not present.

Conceptual Plans:

Optimal match between net-assignable and non-assignable space in the building program and the conceptual plans. The conceptual plans appear to meet most all of the critical spatial relationships called for in the building program, although there are a few places where line of sight requirements have not been met satisfactorily.

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R2:

Needs Assessment.

Good variety of methods clearly attempting to cover all segments of the community. The Overall Executive Summary contained little information regarding the K-12 student population; the Community Analysis Executive Summary and the Detail did. Community analysis was excellent except for limited identification of governmental agencies and community organizations, and the discussion of the school agencies in the county provided much less detail than many other applications. This is one of the few applications that has an extensive discussion of the school element in the Application narrative sections.

Plan of Service:

The plan of service is generally very good, but the Executive Summary does not include discussion of K-12 needs, only general public library needs. Fit into jurisdiction-wide plans was brief but seemed to cover the important points.

Joint Use agreements:

The agreements are very well laid out and extremely clear.

Building Program:

Excellent integration of the needs assessment findings and plan of service into Building Program. The general requirements are well done in the building program. All of the needed topics were covered. More detail would help communicate successfully with the architect. Bubble diagram communicates clearly the adjacencies needed. Line type illustrates direct adjacencies and dashed when line of sight is needed. The text of the spatial relationships describes adjacencies, line of sight, etc., in a bulleted format. The basics are present, but a flushed out description would communicate more to the architect (finishes, acoustics, fenestration, signage, etc.). Then the architect would have a clearer picture of the client's needs.

Conceptual drawings:

Square footage matches the building program, and required spatial relationships are met most of the time. There are a few spots that need some work, such as the line of sight from the circulation desk to the teen space and from the Information Desk to the quiet study area.

R3:

Needs Assessment:

Did a good job at gathering input which included a focus group of teens (30% of the population). Did a good job of analyzing information.

Plan of Service:

Proposes services that tie into needs assessment. A bit brief about proposed services for children and youth. Building.

Joint Use Agreement:

Responsibilities are clearly stated. This looks like a workable arrangement.

Building Program General:

Location of the teen area close to study rooms will allow teens to work together on group projects. The very generous-sized Friends' sale and work space has no foundation in Needs Assessment or Plan of Service. Some details are omitted or questionable (e.g., the need for adjustable-height chairs at computer stations, 90"H shelving in workroom would maximize the space available, flat file sizes are not specified. Use of bubble diagrams help clarify spatial relationships. Room finishes, although generally covered in front matter, need more specificity in the individual space descriptions.

Conceptual Plans

Size of spaces well match building program requirements, and the architect has improved net-to-gross over the building program requirements. The A-V and teen spaces are out of sight from circulation desk or other staff control points, and are not readily visible from the entry.

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Integration of Electronic Technologies

Regulatory Basis: p.68, 20440, Appendix 4

RATING

3

Integration of Electronic Technologies

1. Appropriateness of electronic technologies in Plan of Service, based on Needs Assessment
2. How well the integration of electronic technologies is documented in Plan of Service
3. How well the integration of electronic technologies is documented in the Building Program

R1	R2	R3
4	3	3
4	3	3
4	3	3

Rating Panel Comments

R1:
 Many residents rely on the library for electronic information access, and the new library will greatly expand the number of public PCs and provide connectivity throughout the facility. There will be separate PCs for children and teens, and video conferencing/projection will be available in the meeting rooms and training areas. A raised floor system and wireless technology plans will provide well for future technologies

R2:
 Technology planning was very well done, showing good support for current needs using existing technologies and calling for infrastructure which will provide reasonable flexibility for future technological enhancements.

R3
 Proposed technologies are responsive to community needs and the raised floor system will allow for additions of new electronic equipment over time while also allowing for the reconfiguration of equipment to meet changing community needs.

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Site

Regulatory Basis: p.39, 20440, Appendix 1

RATING

4

Appropriateness of Site

1. Equal access for all residents in service area.
2. Accessibility via public transit.
3. Accessibility via pedestrian and bicycle.
4. Accessibility via automobile.
5. Adequacy of automobile parking.
6. Adequacy of bicycle parking.
7. Overall parking rationale.
8. Shared parking agreement (if applicable).
9. Visibility of site & proposed library building in service area
10. How well site fits community context & planning
11. Site selection process and summary.

R1	R2	R3
4	4	4
4	4	4
4	4	4
4	4	4
4	4	4
4	4	4
4	4	4
4	4	4
N/A		
3	3	3
4	4	4
4	4	4

Site Description

12. Adequacy of size of site.
13. Appropriateness of site configuration
14. Appropriateness of site/surrounding area.
15. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

R1	R2	R3
4	4	4
4	4	4
3	4	4
4	4	4

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Rating Panel Comments

Drainage issues: OK

Geotechnical issues: OK - soils should not adversely affect the project design or costs.

R1:

The site is located centrally in the City of Redding which is centrally located in the county and the major retail/commercial and medical center for the county.

The Sacramento River is a natural barrier that splits the city, but the library site is located near one of the bridges over the river. Interstate 5 also splits the city, but the library site is located one block from a major arterial route (Cypress w/ 22,800 vehicles / day) that has access from I-5. Cypress is expanding to three lanes in each direction with design work already underway. The site is also very close to South Market Street (Hwy 273 w/ 21,400 vehicles / day) which is a major north/south highway running through the city.

There are six bus stops within 1/4 mile of the site, and one is across the street from the site on Parkview Ave. There is also an on-demand service for individuals unable to use the regular transit service.

Redding has 26 miles of existing bicycle trails with an additional 88 miles under construction. Ultimately, the completion of the trail system will make the library accessible by bicycle to nearly every neighborhood in the city. The Cypress Ave expansion will have pedestrian/bicycle lanes in both directions and there will be 20 bicycle parking spaces outside of the entrance to the library, but they do not appear to be sheltered.

A 177 on-site parking spaces will provide excellent parking opportunities for patrons. There are another 165 parking spaces available within 500' of the front door.

The library building will be visible from both Cypress and South Market Streets. However, since the library is set back 1/2 block from both streets, visibility is not as prominent as it would be if the building were sited adjacent to either of these two major thoroughfares.

The library is part of a Parkview Ave. revitalization plan as well as part of a larger redevelopment plan for a larger area. The library is located close to the new city hall and will be adjacent to future civic center buildings. The civic center area is near commercial/retail development, some of which is under redevelopment as well.

A citizen's committee was formed in 1998 to explore the need for a new library as well as library sites. The committee met for 18 months, developed site criteria and examined 5 potential sites. City council heard public comment at four different times on the issue and a series of public workshops were held.

The application form does not indicate that there is a plan to expand either the building or parking in the future. However, the master plan calls for development of branch libraries in other parts of the county.

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R2:

Excellent freeway and main road access. All transportation modes are well provided for, including use of an on-demand service. Bicycle parking not sheltered, but is ample. Parking rationale clearly stated and logical. The building is somewhat removed from thoroughfare view across the playfields, but the site works well. Relationship to city hall a plus. Site is well-sized for a two-story building. Nearly square site maximizes siting. Site is appropriate. The surrounding playfields will generate both positive presence of active and enthusiastic customers. Location of driveways responds well to ease and clarity of access. Expansion of building unlikely; parking expansion will coexist with that of adjoining planned civic buildings.

R3:

Proposed library will anchor west end of a civic center revitalization project (east end is city hall). Very good access to public transit. Pedestrian and bicycle access from library site to extensive existing, and even more extensive, planned trail system. Easy automobile access from I-5 via Cypress. Excellent parking plan. Proposed library is part of larger redevelopment/revitalization plan for one of Redding's oldest and lower income areas.

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Financial Capacity

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

Rating Panel Comments:

Applicant has committed to the on-going operation of the completed library.